

When recorded return to:  
Riley Suffridge and Jenifer Suffridge  
8918 Sager Drive  
Houston, TX 77096



201405020037

Skagit County Auditor \$75.00  
5/2/2014 Page 1 of 4 11:39AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620021134

CHICAGO TITLE  
620021134

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mitchell H. Findlay and Susan E. Findlay, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Riley Suffridge and Jenifer Suffridge, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2, CITY OF ANACORTES SHORT PLAT NO. ANA 04-003, approved May 16, 2005 and  
recorded May 20, 2005 under Auditor's File No. 200505200118, records of Skagit County  
Washington; being a portion of Tract 65, and the North Half of Tract 64, ANACO BEACH,  
according to the plat thereof recorded in Volume 5 of Plats, page 4, records of Skagit County,  
Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P122999 / 3858-000-065-0300

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: April 25, 2014

\_\_\_\_\_  
Mitchell H. Findlay

\_\_\_\_\_  
Susan E. Findlay

20141485  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 02 2014

Amount Paid \$ 11,886.50  
By Skagit Co. Treasurer Deputy  
MF

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

Mitchell H. Findlay + Susan E. Findlay

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 26, 2014

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: STANWOOD, WA  
My appointment expires: 9-01-2014

NOTARY PUBLIC  
STATE OF WASHINGTON  
KATHERYN A FREEMAN  
COMMISSION EXPIRES 09-01-14



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on CITY OF ANACORTES SHORT PLAT NO. ANA 04-003:

Recording No: 200505200118

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary app  
Recording Date: June 16, 1987  
Recording No.: 8706160051  
Affects: Tract 65 of Anaco Beach

3. Agreement, including the terms and conditions thereof, entered into;

By: Todd Kirkpatrick  
And Between: Skagit County  
Recorded: July 18, 1988  
Auditor's No. 8807180001, records of Skagit County, Washington  
Providing: Mound Fill System Installation Conditional Agreement

4. View Encumbrance, including the terms and conditions thereof, created by instrument;

Recorded: November 22, 2000  
Auditor's File No.: 200011220107, records of Skagit County, Washington

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary app  
Recording Date: February 14, 2005  
Recording No.: 200502140152  
Affects: As constructed or to be constructed on a portion of Lots 64 and 65 of Anaco Beach

6. Agreement, including the terms and conditions thereof, entered into;

By: City of Anacortes  
And Between: Todd Kirkpatrick  
Recorded: May 23, 2005  
Auditor's No. 200505230116, records of Skagit County, Washington  
Providing: Allowing encroachment into right-of-way

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 27, 2005  
Recording No.: 200505270229

Modification(s) of said covenants, conditions and restrictions

Recording Date: July 13, 2005; July 19, 2005, and January 20, 2006  
Recording No.: 200507130131, 200507190001, and 200601200010

8. Assessments, if any, levied by Marine Crest Association.



**EXHIBIT "A"**

Exceptions  
(continued)

**Skagit county right to farm ordiance:**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

